

**Green Lane Works, Little Kelham**  
Kelham Island, Sheffield S3 8SJ

**3,445 Sq Ft (319.95 Sq M)**

- Retail/leisure unit in the heart of extremely popular area of Kelham Island
- Views over Horseman Square and the iconic clock tower
- Very good, ever increasing levels of footfall
- Occupiers have an opportunity to have an input into the design and fit out

# TO LET

## RETAIL / LEISURE OPPORTUNITY

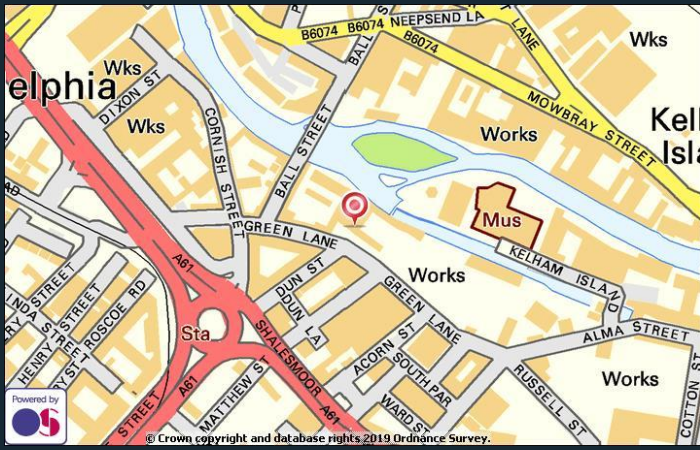


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## LOCATION

The Little Kelham development is in the heart of Kelham Island, stretching alongside a considerable length of Green Lane. When the development is completed there will be an eclectic mix of housing, apartments, leisure, retail and office space.

There is easy access to the Sheffield Ring Road and Shalesmoor Tram Stop is located a short walk away so it is extremely accessible.

The unit itself is located at the west end of the site, directly next to the popular Stew & Oyster Cafe Bar. Other notable occupiers in close proximity include The Milestone, The Grind Cafe, The Fat Cat and Craft and Dough amongst many others. It is very much on the Kelham Island bar / restaurant circuit.

Footfall is excellent and is constantly increasing as the area is developed at a fast speed, evidence of which can be seen on the site itself and directly opposite the building where a large number of residential units are under construction.

## DESCRIPTION

Green Lane Works forms part of the larger Little Kelham mixed use development in the increasingly popular area of Kelham Island which is one of the most desirable places to live, work and socialise in Sheffield.

The available space is comprised of a ground floor unit extending to 3,445 sq ft, next to the iconic clock tower which was built in 1860 and recently restored.

The unit is currently in shell condition giving an occupier the ability to have a full input into the design and finishes.

While we anticipate it to be a retail/leisure unit, it would also work extremely well as a creative workspace.

## TENURE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

£60,000 per annum exclusive.

## RATING

The unit will be assessed post Cat A fit out.

## VAT

If applicable, VAT is to be paid at the prevailing rate.

## ACCOMMODATION

Ground Floor	3,445 Sq Ft (319.95 Sq M)
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## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the joint agents:

Tom Shelton MRICS  
Barnsdales - Chartered Surveyors  
Tel: 07738 335482  
tom.shelton@barnsdales.co.uk

Or Harry Dunhill at Fox Lloyd Jones - 0113 243 1133

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